

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for AUGUST 10, 2020

- I. **ROLL CALL:** The meeting was held through remote access with Zoom Video Conferencing during declaration of state of emergency due to Covid-19 and was called to order at 5:30 p.m. Chairperson, Pauline Gudas, chaired the meeting.

Members in Attendance: Pauline Gudas, Normand Ancil, Kristine Kittridge, Lucy Bisson, Shanna Cox, Linda Scott and Timothy Gallant

Associate Members in Attendance: Roger Fuller and Roger Dupre

Staff Present: David Hediger, Director of Planning and Code, Douglas Greene, City Planner, Lincoln Jeffers, Director of Economic and Community Development and Linda Tripp, Administrative Assistant

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** None

- IV. **PUBLIC HEARINGS:**

- a) Ransom Consulting LLC, an agent for Avesta Housing Development Corporation, Inc., and the Lewiston Housing Authority submitted a Development Review and Subdivision application for a 44 unit Senior Housing development on property located at 860 Lisbon Street.

Douglas Greene reviewed the request then welcomed and answered questions from the board. Catherine Elliott of Avesta Housing provided additional detail then introduced Gabrielle Russell of Platz Associates who provided an overview of the building. John Mahoney of Ransom Consulting LLC provided the board with an overview of the site plan then welcomed and answered questions from the board. Lincoln Jeffers spoke in favor of the project.

There was much discussion between the board and the presenters regarding the possibility of a path from the proposed site all the way through to Shaw's Supermarket versus around the site and the maintenance of the path.

The following motion was made:

MOTION: by **Lucy Bisson** that the application submitted by Ransom Consulting LLC, on behalf of Avesta Housing Development Corporation, Inc., and the Lewiston Housing Authority to construct a 44-unit multi-family building for senior housing located at 860 Lisbon Street meets all of the necessary criteria contained in the Zoning and Land Use Code, including, but not limited to Article XIII, Section 4 of the Zoning and Land Use Code, and Article XIII, Development Review Standards, Section 5, Coordination with State Subdivision Law and that approval be granted with the following conditions:

1. Prior to closing on the property at 860 Lisbon Street, the applicant and the City of Lewiston will execute an easement and maintenance agreement for the:
 - a. "T-turn-around"
 - b. Access way through the park
 - c. Sidewalks
 - d. Fencing between the Park and Playground areas
2. The applicant will work collaboratively with the City of Lewiston and WS Development (Shaw's) to explore the feasibility of extending the proposed pathway through the park and adjacent property to the bus stop and Shaw's Shopping Center.

Second by **Shanna Cox**.

VOTED: 5-2 (Passed. Pauline Gudas and Timothy Gallant Opposed)

V. OTHER BUSINESS:

- a) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF MINUTES: Adoption of the July 27, 2020 draft minutes.

The following motion was made:

MOTION: by **Lucy Bisson** to accept the July 27, 2020 draft minutes as presented. Second by **Shanna Cox**.

VOTED: 6-0-1 (Passed. Linda Scott abstained.)

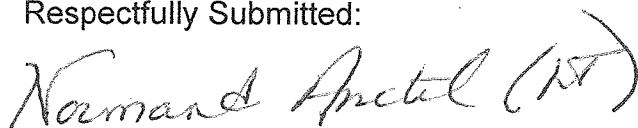
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Lucy Bisson** that this meeting adjourns at 7:00 p.m. Second by **Timothy Gallant**.

VOTED: 7-0 (Passed)

The next regularly scheduled meeting is for Monday, August 24, 2020 at 5:30 p.m.

Respectfully Submitted:

A handwritten signature in cursive script, reading "Normand Ancil (NT)".

Normand Ancil, Secretary